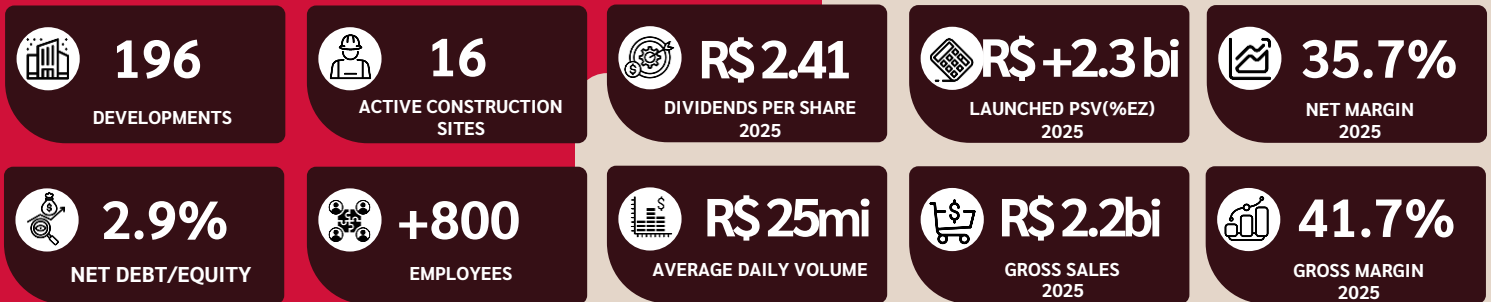




INTRODUCTION

Eztec is a real estate developer and builder focused on the middle- to high-income market in São Paulo. Founded in 1979, the company is recognized for its financial strength, high gross margins, and disciplined cash management. With a robust landbank and operations concentrated in strategic areas of the city, Eztec combines construction quality, project innovation, and sustainable value creation for shareholders and clients.



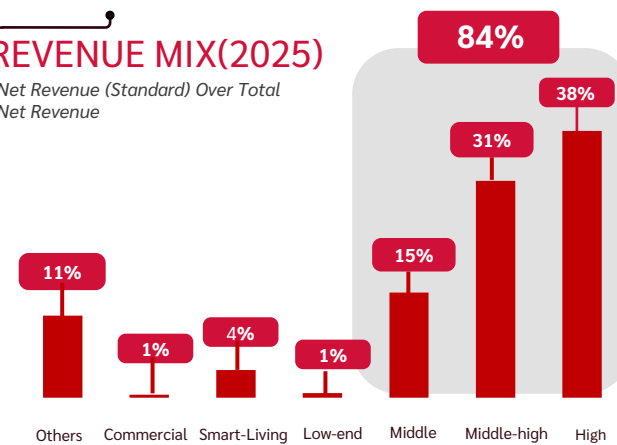
Source: Economática

FINANCIAL INDICATORS

In Thousands (R\$)	2022	2023	2024	2025
NET REVENUE	1,121,260	1,083,172	1,560,541	1,498,822
GROSS MARGIN	34.3%	31.7%	34.1%	41.7%
EBIT	239,746	189,080	334,391	441,857
NET INCOME	324,707	239,467	404,605	535,012
NET MARGIN	29.0%	22.1%	25.9%	35.7%
DEFERRED MARGIN	35.9%	38.4%	40.4%	38.4%
TOTAL ASSETS	5,533,594	5,879,316	6,466,534	7,196,637
PROFIT PER SHARE (R\$)	1.48	1.08	1.83	2.41

REVENUE MIX(2025)

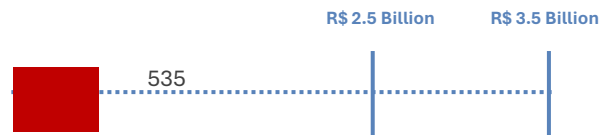
Net Revenue (Standard) Over Total Net Revenue



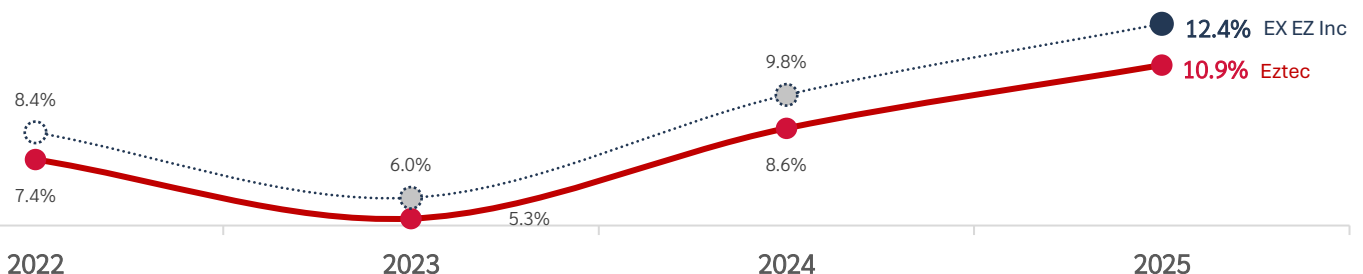
GUIDANCE 2026

2026 Launch Guidance Execution

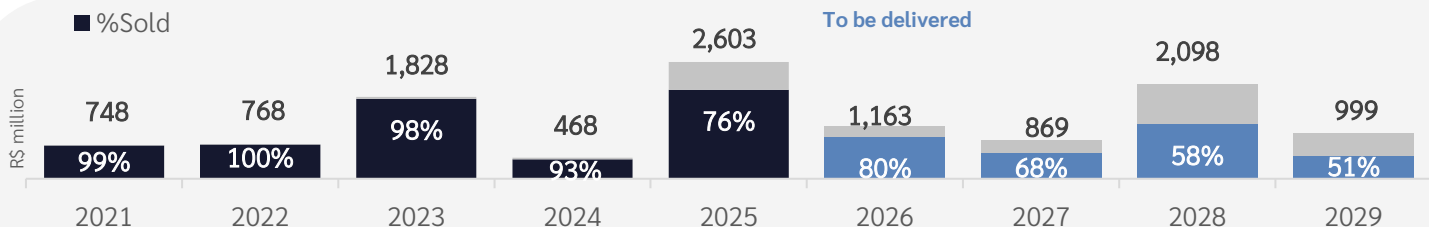
PSV %Eztec



ROE | ANNUAL ROE GROWTH

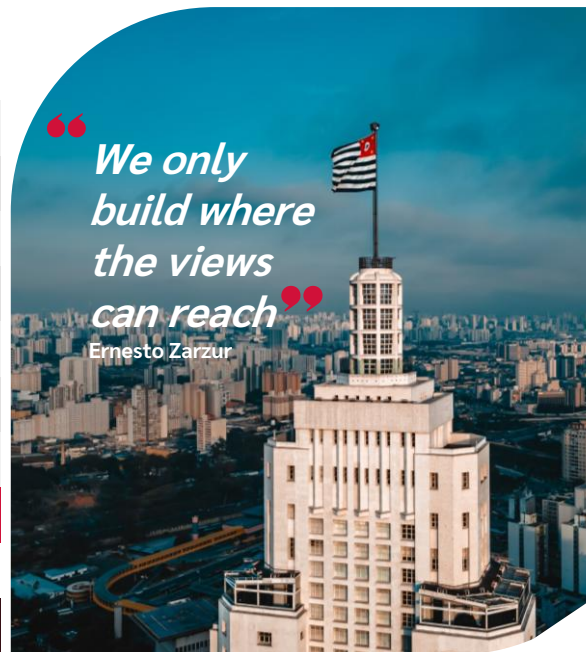


DELIVERIES

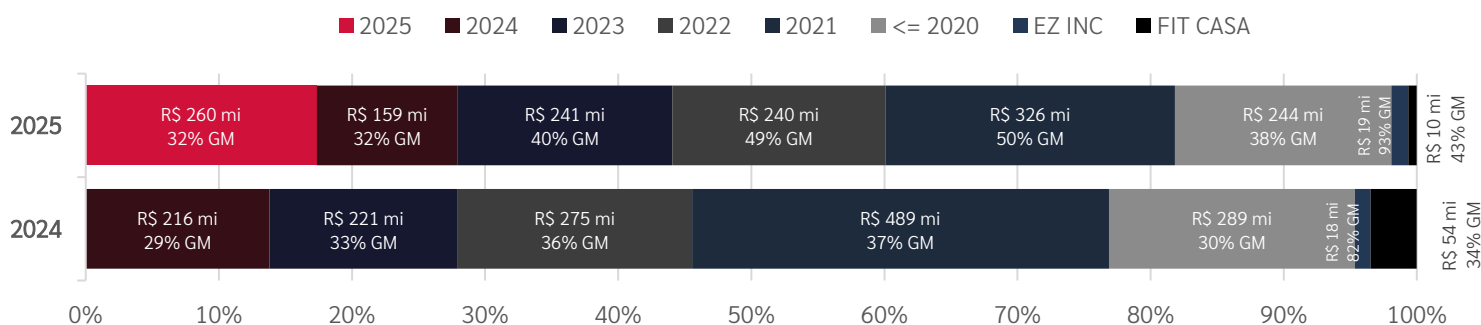


LANDBANK

SÃO PAULO CITY R\$ milhões	High	Middle-high	Middle	Low	Commercial	TOTAL
EAST ZONE	-	-	831	792	-	1,624
WEST ZONE	-	-	1,387	-	-	1,387
NORTH ZONE	-	-	-	-	-	-
SOUTH ZONE	-	2,099	190	951	241	3,481
MOGI DAS CRUZES	-	-	-	165	-	165
OSASCO	-	380	544	525	-	1,449
SÃO CAETANO	-	-	1,195	-	-	1,195
2025		2,479	4,417	2,434	241	9,302
SUSPENSION CLAUSES		3,210				
2025E		5,689	4,147	2,434	241	12,512

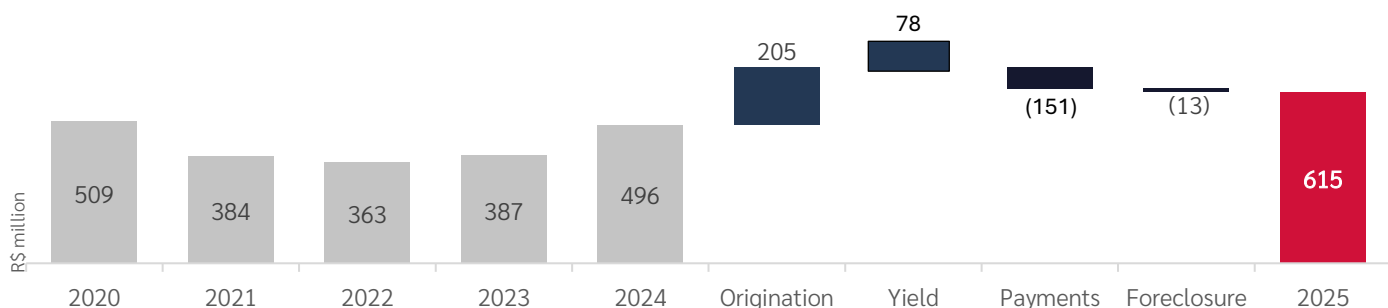


NET REVEUE AND MARGIN BY LAUNCH VINTAGE



DIRECT RECEIVABLE PORTFOLIO

- Average yield of 10% + IGP-DI.
- Few companies in the sector have a robust capital structure that enables them to maintain this proprietary instrument.
- 1,518 Financed Units.
- Default rate of 2.1%.
- 53% of contracts indexed to IGP and 47% to IPCA.



OPERATIONAL INDICATORS



In Millions (R\$)	2022	2023	2024	2025
# LAUNCHED PROJECTS	9	5	9	10
PSV OF LAUNCHES (%EZ)	1,783	987,0	1,611	2,364
GROSS SALES	1,434	1,498	1,897	2,223
NET SALES	1,255	1,269	1,695	1,947
TOTAL INVENTORY	2,843	2,664	2,685	2,875
NET SOS	30.6%	32.3%	38.7%	40.4%
ACTIVE CONSTRUCTION SITES	20	19	16	16
PSV %EZ IN LANDBANK	10,416	9,366	11,046	9,301



Regional Focus

Notable expertise in São Paulo's urban planning, with exceptional ability to assess land and strong proximity to suppliers, construction sites, and clients



Vertically Integrated

The company operates from acquisition and development to client financing, capturing returns across all links of the value chain, which ensures greater operational control



Operational Versatility

Even with a focus on middle- and high-income segments, the company develops projects ranging from Minha Casa Minha Vida (MCMV) to ultra-high-end standards; from single-tower residential buildings to large condominium complexes; and from commercial office spaces to triple-A corporate towers,



Operational/Financial Strength

The company has a robust capital structure, with low debt and strong cash position, showing resilience across economic cycles, supported by high liquidity and financial discipline

INVENTORY BY PHASE

PSV %Eztec in Millions



C-LEVEL EXECUTIVES



Silvio Ernesto Zarzur

- CEO
- Co-founder
- Board Member
- 46 Years of operation



Flávio Ernesto Zarzur

- Executive Vice President
- Board President
- Cofundador
- 46 Years of operation



Marcelo Ernesto Zarzur

- Executive Vice President
- 36 years of operation



Mauro Alberto

- Administrative Director
- 39 Years of operation



Emílio Fugazza

- CFO
- IR Director
- 18 Years of operation



Silvio Iamamura

- Director of New Business
- Real Estate Operations Director
- 18 Years of operation



Roberto Maalouli

- Legal Director
- 22 Years of operation



Silvio Gava

- Technical Director
- +30 Years of market experience



Cristiane Giansante

- People Director
- +20 Years of market experience

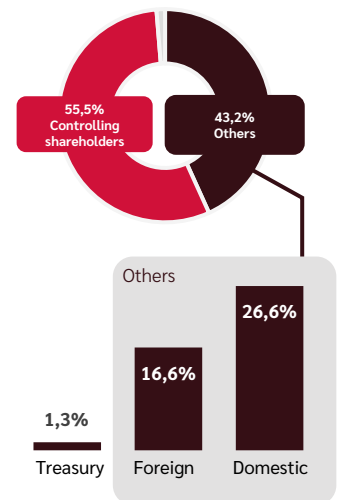


Marco Siqueira

- Commercial and development director
- +20 Years of market experience

Balance between market executives and controlling shareholders

SHAREHOLDING STRUCTURE



281,000,000 Issued Shares

277,359,027 Outstanding Shares*

R\$18.14 Book value per share

ESTHER TOWERS



Esther Towers represents the company's main corporate project under development and a strategic milestone for expanding its commercial portfolio. Located in the Chucri Zaidan area, one of São Paulo's key corporate hubs, near Morumbi Shopping mall, the project was designed to meet demand for high-end corporate office spaces, combining contemporary architecture with international-standard technical specifications,

R\$ 1.9 bn
PSV %Eztec

94 thousand sqm
GLA

Delivery:
1st Tower: 1H26
2nd Tower: 2H27

AAA
Corporate Tower

27 floors



CONTROLLED COMPANY'S



The group's main brand, focused on the development of mid- and high-end residential projects.



EZTEC's vehicle dedicated to the development of commercial real estate projects, such as Esther Towers.



In-house sales platform responsible for the commercialization of the group's developments.



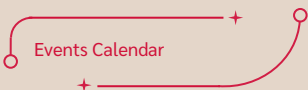
The Company shares control of Construtora Adolpho Lindenberg, strengthening Eztec's presence in the high-end segment.



Brand focused on the affordable housing segment, with products aligned with the Minha Casa Minha Vida program.



In-house sales platform responsible for the commercialization of the group's developments.



Next Events 2026
April 10th (1Q26 Operational Preview)
April 24th (Annual General Meeting)
May 7th (1Q26 Earnings Release)

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